

**Manistee City Planning Commission
City Hall
70 Maple Street
Manistee, Michigan**

WORKSESSION NOTES

July 10, 2003

MEMBERS PRESENT: Ray Fortier, David Kelley, John Serocki, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Bob Davis, Greg Ferguson, Joyce Jeruzal and Phil Picardat

OTHERS : Tom Warman (Heller Signs), Tom Amor Sr. (Amor Signs), Tom Amor Jr. (Amor Signs), Merlin Norby (Manistee News Advocate), Alan Marshall (City Council), Micheal Ennis (Top Notch Auto), George Saylor (Gockerman, Wilson, Saylor and Hesslin), Jon Rose (Community Development), and Denise Blakeslee (City Staff) and others

Worksession began at 6:02 p.m.

This worksession was scheduled at the June 5, 2003 Planning Commission Meeting to allow discussion on two items which were postponed. The items postponed are a request from Heller Signs for a Zoning Amendment and a request from Top Notch Auto, LLC, 145 Harrison Street for an Open Air Use. A Worksession was also held on June 26, 2003 to allow discussion on these requests.

Chairman Yoder explained that no decisions would be made during the worksession. They would decide on the requests during the meeting.

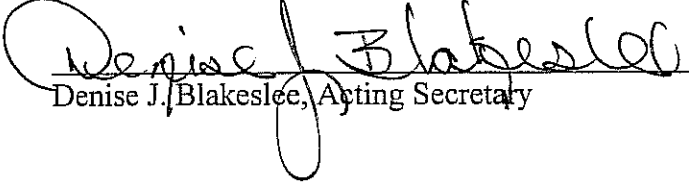
Tom Amor Jr, Amor Signs circulated a petition regarding the proposed Zoning Amendment. The petition was signed by 23 people. Included in the petition was recommended language for the Zoning Amendment. The language included a definition for Electronic Variable Messages, allowing Electronic Variable Message signs in Section 1419 (Churches, Schools and Government), 1420 (Civic Center), 1421 (Commercial), and changing the definition for Changeable Copy Signs. Mr. Amor said these business owners want something done now and do not want to wait until the Zoning Ordinance is rewritten.

Michael Ennis, Top Notch Auto submitted a site plan for the proposed open air use. Mr. Rose spoke to the Planning Commission regarding the requirements that were sent to Mr. Ennis in a letter June 10, 2003. The requirements included that all three parcels would be required to be combined into one parcel. Mr. Rose has spoken with the owners of the property and the City Attorney and it has been determined that combining the two vacant parcels into one parcel would be sufficient, as long as no structures are constructed on the vacant parcel. Mr. Rose explained that the ordinance does not define a fence as a structure. The City Attorney said that the hard surface requirement would not constitute a structure on previous court decisions. A sign or lights would be considered a structure. The set-back requirements of the Zoning Ordinance would have to be met including the buffer requirement next to the adjoining

residential property. Mr. Ennis said that the cost to pave the area would be more than his lease is for one year. Mr. Ennis said that he has not sold a car since he has moved them back to comply with the setback requirements.

There being no further discussion the worksession closed at 6:45 p.m.

MANISTEE CITY PLANNING COMMISSION



Denise J. Blakeslee, Acting Secretary